



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

*Promoting the wise use of land  
Helping build great communities*

<b>MEETING DATE</b> August 18, 2006 <b>LOCAL EFFECTIVE DATE</b> September 1, 2006 <b>APPROX FINAL EFFECTIVE DATE</b> September 22, 2006	<b>CONTACT/PHONE</b> Ryan Hostetter 788-2351	<b>APPLICANT</b> Ken and Julie Camell	<b>FILE NO.</b> DRC2005-00213
<b>SUBJECT</b> Request by Ken and Julie Camell for a Minor Use Permit/Coastal Development Permit to allow a 710 square foot addition to the existing 1,762 square foot single family residence with attached garage. The proposed addition includes relocating an existing bedroom, bathroom, and living room. The proposed project is within the Residential Single Family land use category and is located at 2323 Los Arobles in the community of Los Osos. The site is in the Estero planning area.			
<b>RECOMMENDED ACTION</b> Approve Minor Use Permit/Coastal Development Permit DRC2005-00213 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> A Class 3 Categorical Exemption was issued on July 24, 2006 (ED06-208).			
<b>LAND USE CATEGORY</b> Residential Single Family	<b>COMBINING DESIGNATION</b> Local Coastal Program, Coastal Appealable Zone, and Archaeologically Sensitive Area	<b>ASSESSOR PARCEL NUMBER</b> 074-042 -010	<b>SUPERVISOR DISTRICT(S)</b> 2
<b>PLANNING AREA STANDARDS:</b> Height requirements <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
<b>LAND USE ORDINANCE STANDARDS:</b> Local Coastal Program, Coastal Appealable Zone, Archaeologically Sensitive Area, and Setback Requirements <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
<b>FINAL ACTION</b> This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: Residential Single Family	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family/residential <i>East:</i> Residential Single Family/residential <i>South:</i> Residential Single Family/residential <i>West:</i> Residential Single Family/residential	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Los Osos Community Advisory Council, Public Works, Los Osos Community Services District, and the California Coastal Commission.	
TOPOGRAPHY: Nearly level	VEGETATION: Ornamental Vegetation
PROPOSED SERVICES: Water supply: CCSD Sewage Disposal: CCSD Fire Protection: Cambria Fire	ACCEPTANCE DATE: July 18, 2006

AREA PLAN STANDARDS:

Height Limitations: Maximum height for structures within this Residential Single Family neighborhood is 28' (as measured from average natural grade). *This project complies with this requirement at a height of approximately 18 feet.*

LAND USE ORDINANCE STANDARDS:

Setbacks: Required setbacks for the subject property are located within the Coastal Zone Land Use Ordinance which are as follows: Front 25 feet, side 5 feet, and rear is 10 feet. *This project complies with these requirements.*

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies, The most relevant policies are discussed below.

**Public Works:**

*Policy 1: Availability of Service Capacity applies to the project. The proposed project will not include any additional water fixtures or bedrooms for the residence, therefore a will-serve letter is not required for this proposal.*

**Coastal Watersheds:**

*Policy 7: Siting of new development: The proposed project is consistent with this policy because the proposed addition will be located on an existing lot of record in the Residential Single Family category and there is no area of the site with a slope of less than 20 percent.*

*Policy 8: Timing of new construction: The proposed project is consistent with this policy because if grading is to occur or left unfinished between October 15 through April 15 the project is required to have an erosion and sedimentation control plan and all sedimentation and erosion control measures will be in place before the start of the rainy season.*

*Policy 10: Drainage Provisions: The proposed project is consistent with this policy because the project is required to have a drainage plan that shows the construction of the addition will not increase erosion or runoff.*

**Hazards:**

*Policy 1: New Development: The proposed project is consistent with this policy because it is located and designed to minimize risks to human life and property.*

*Policy 2: Erosion and Geologic Stability: The proposed project is consistent with this policy because it is designed to ensure structural stability while not creating or contributing to erosion or geological instability.*

*Policy 7: Preservation of Trees and Native Vegetation: The proposed project is consistent with this policy because disturbance has been minimized through project design.*

**Does the project meet applicable Coastal Plan Policies:** Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: No comments received as of July 24, 2006.

**AGENCY REVIEW:**

Public Works – “Recommend approval”

Los Osos Community Services District – none received as of July 24, 2006

Regional Water Quality Control Board – “No increase in plumbing or bedrooms, project can move forward.”

County Building Division – “House is in moratorium area, must stay at same plumbing fixture count. Provide septic location and system verification.”

**LEGAL LOT STATUS:**

The existing lots were legally created by a recorded map at a time when that was a legal method of creating lots (Tract 417)

Staff report prepared by Ryan Hostetter and reviewed by Matt Janssen

**EXHIBIT A - FINDINGS**

*CEQA Exemption*

- A. The project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 because the project is a minor addition to a single-family residence in a residential zone.

*Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

*Coastal Access*

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast, is not between the first public road and the ocean, and the project will not inhibit access to the coastal waters and recreation areas.

## **EXHIBIT B - CONDITIONS OF APPROVAL**

### **Authorized Use**

1. This approval authorizes the addition of a 710 square foot addition to the existing 1,762 square foot single family residence with attached garage. There shall be no net increase in plumbing fixtures or bedrooms with this approval.
2. A maximum height is 18 feet (as measured from average natural grade).

### **Conditions to be completed prior to issuance of a construction or grading permit**

#### ***Site Development***

3. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
4. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.
5. **At the time of application for construction permits**, the applicant shall submit plans showing the septic system location and system verification for the County Building division review and approval.

#### ***Grading, Drainage, Sedimentation and Erosion Control***

6. If grading is to occur between October 15 and April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.
7. The applicant shall submit a Drainage Plan for review and approval by the County Public Works Department.

#### ***Fire Safety***

8. The applicant shall provide the County Department of Planning and Building with a fire safety plan approved by the Cambria Fire Department.

#### ***Landscape Plan***

9. The applicant shall submit for Planning Director review and approval, a Landscape Plan that provides for the planting of all open areas of the site disturbed by project

construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site. Conditions applicable throughout project construction

***Building Height***

10. The maximum height of the project is 18 feet (as measured from average natural grade).
  - A. **Prior to any construction**, a licensed surveyor or registered civil engineer shall first file with the Building Official certification of compliance with the flood hazard elevation requirements, and shall then stake the lot corners, building corners, and establish average finished grade and set a reference point (benchmark).
  - B. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
  - C. **Prior to approval of the roof-nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer. Grading, Drainage, Sedimentation and Erosion Control

***Archaeology***

11. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
  - A. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
  - B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

**Conditions to be completed prior to occupancy or final building inspection  
/establishment of the use**

***Fire Safety***

12. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire Department of all required fire/life safety measures.

***Miscellaneous***

13. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
14. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').
15. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.



PROJECT

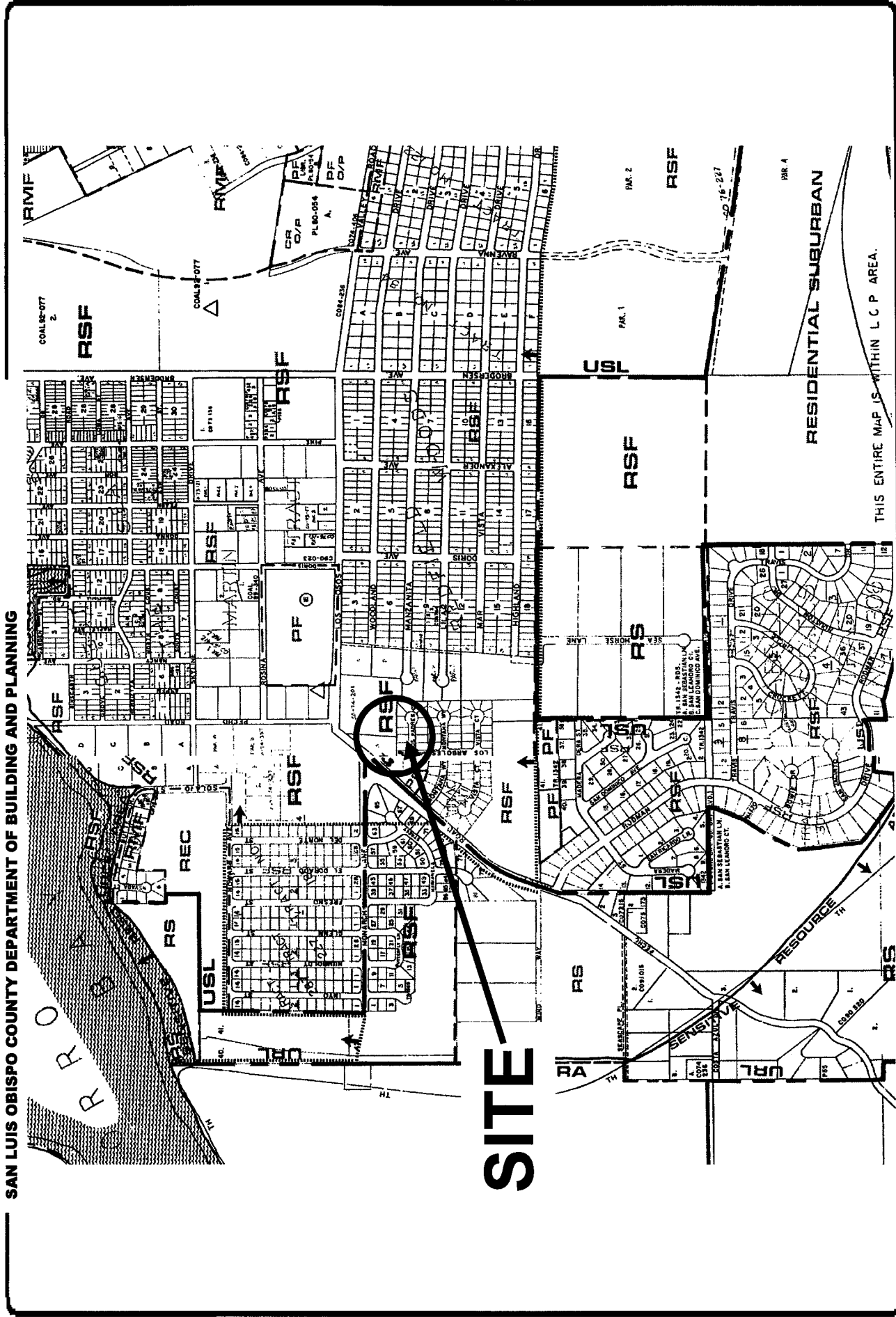
Parcel Map  
Camell DRC2005-00213



EXHIBIT

Aerial Photograph





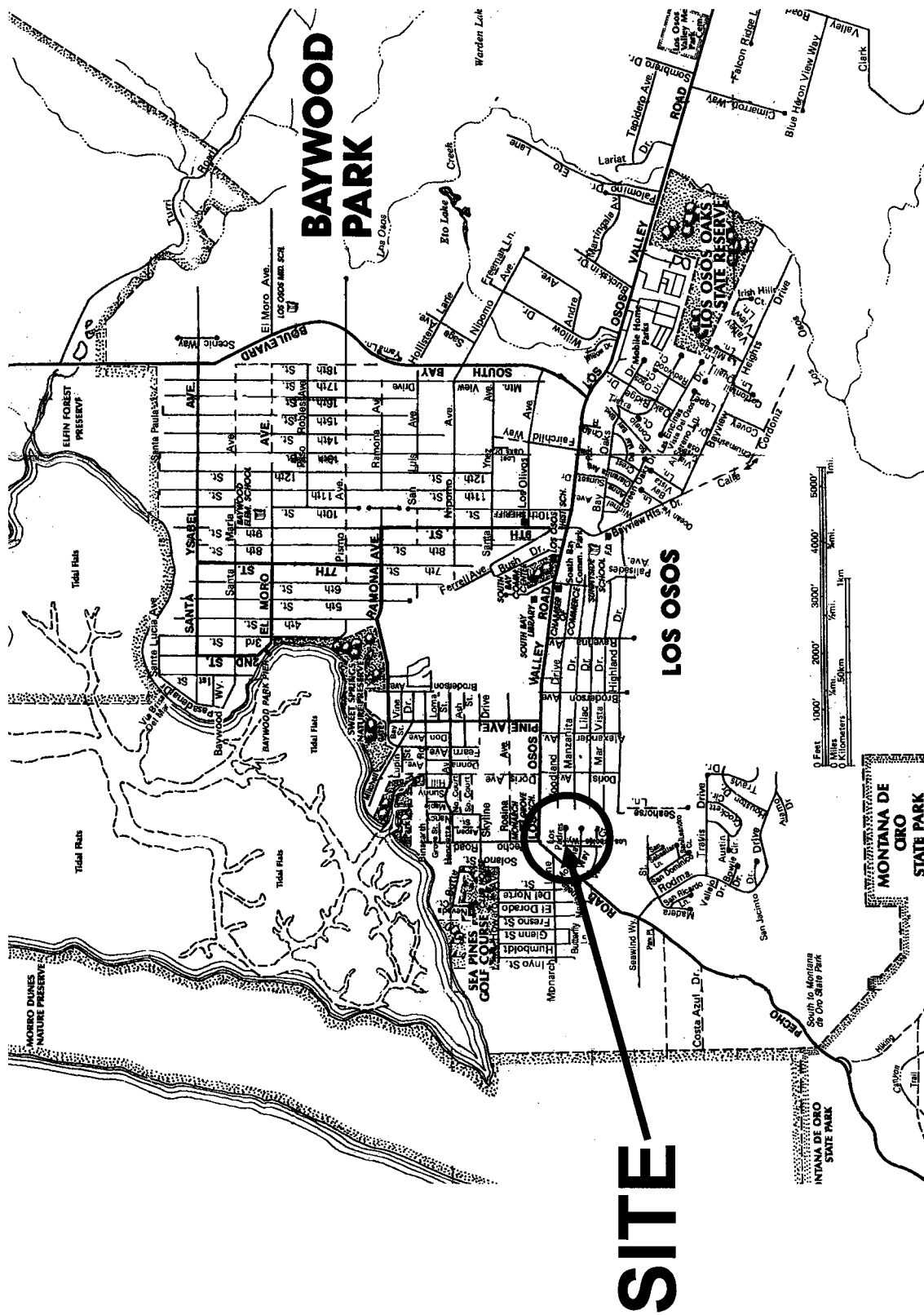
PROJECT

Parcel Map  
Camell DRC2005-00213

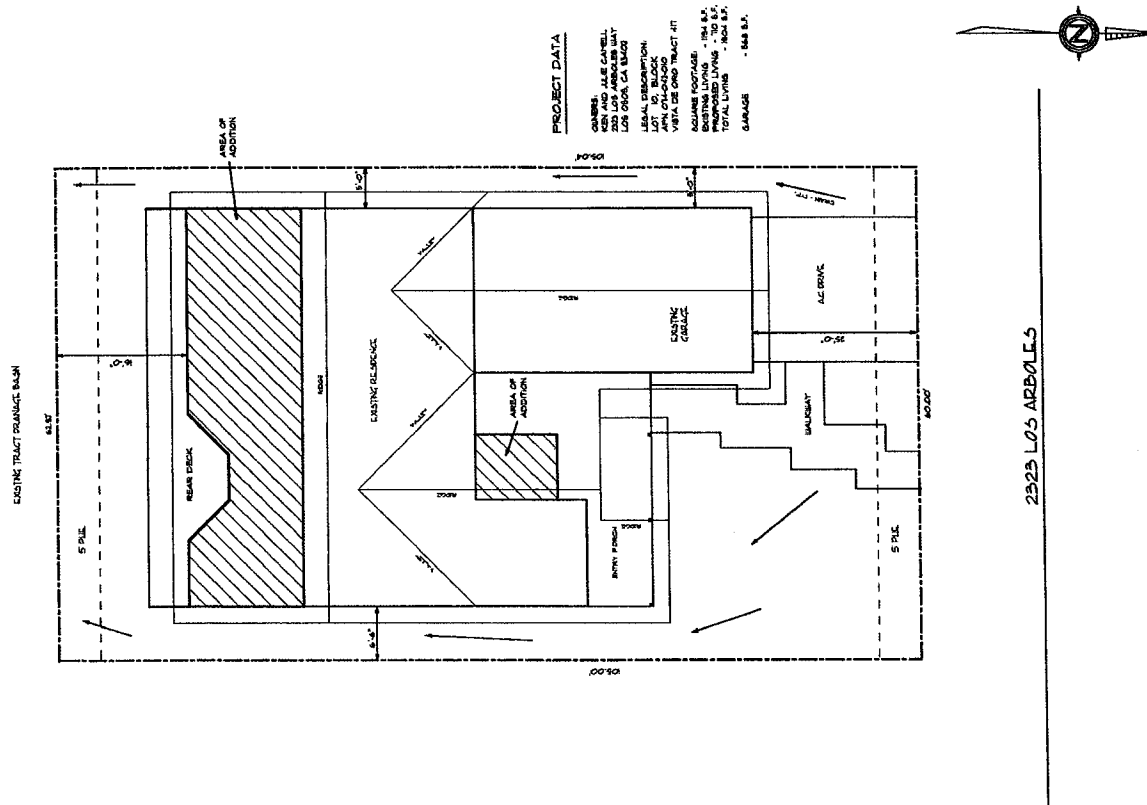


EXHIBIT

Land Use Category Map



**SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING**



2323 LOS ARBOLES

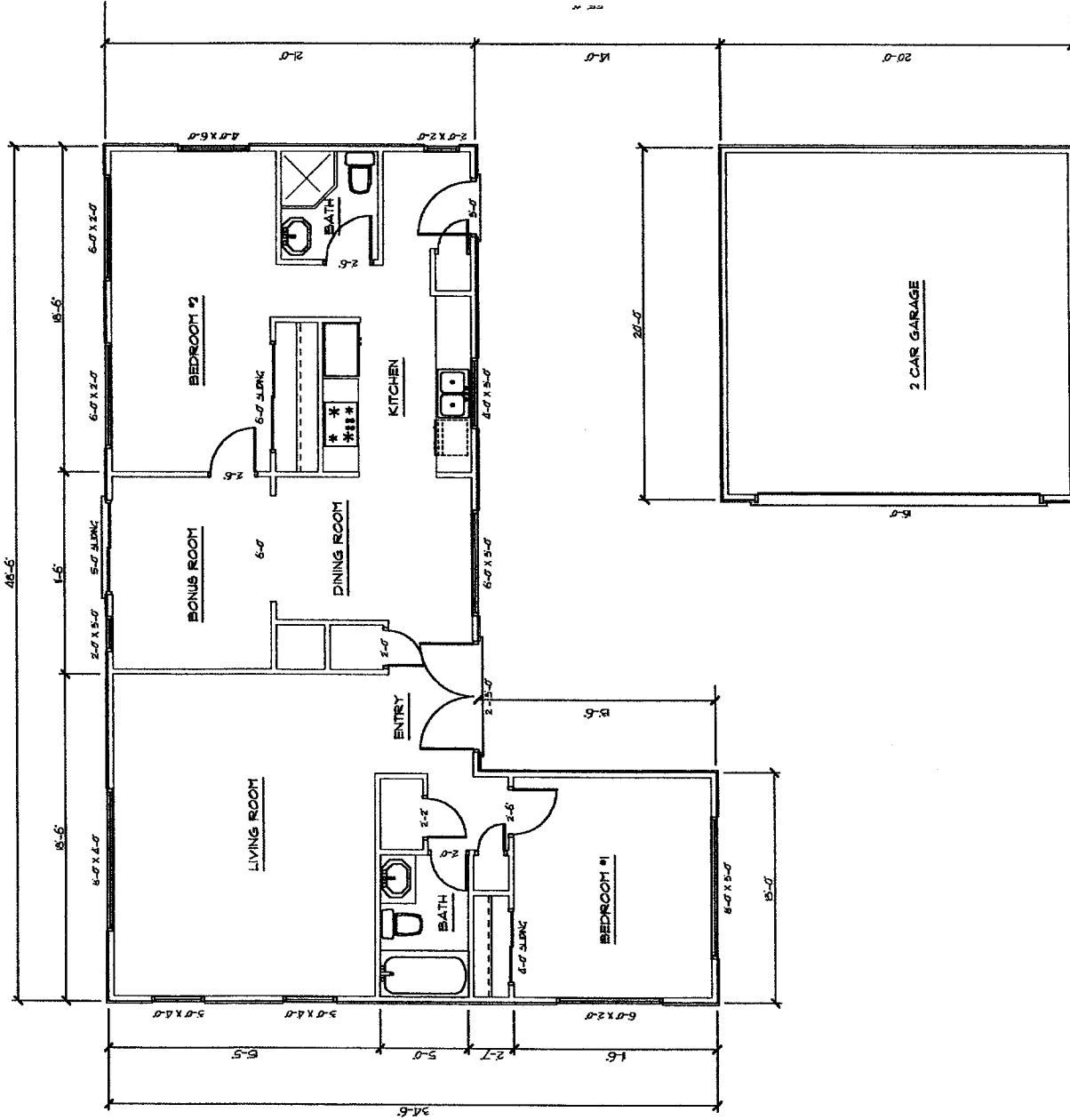
## PROJECT

**Parcel Map**  
Camell DRC2005-00213



**EXHIBIT**

# Site Plan Map

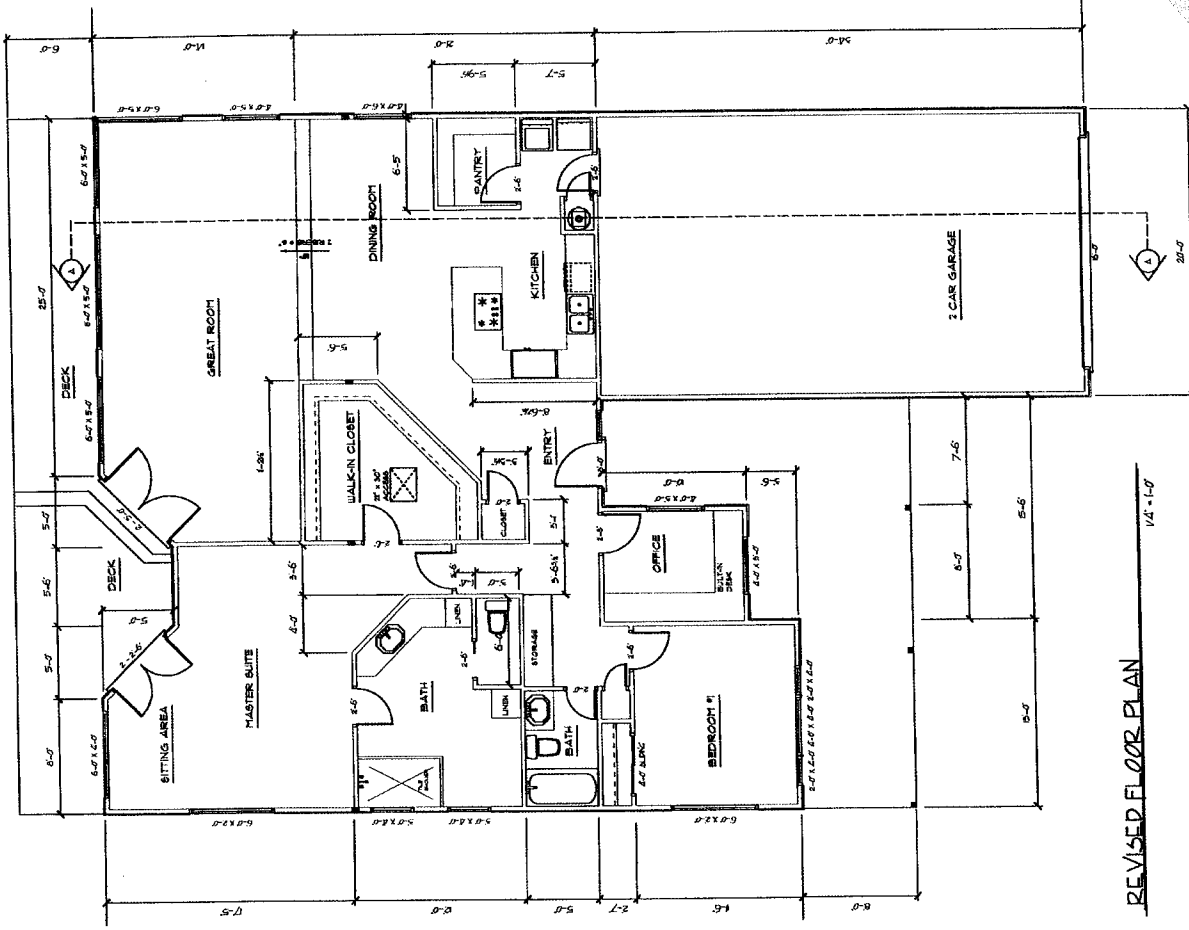


PROJECT

Parcel Map  
Camell DRC2005-00213

EXHIBIT

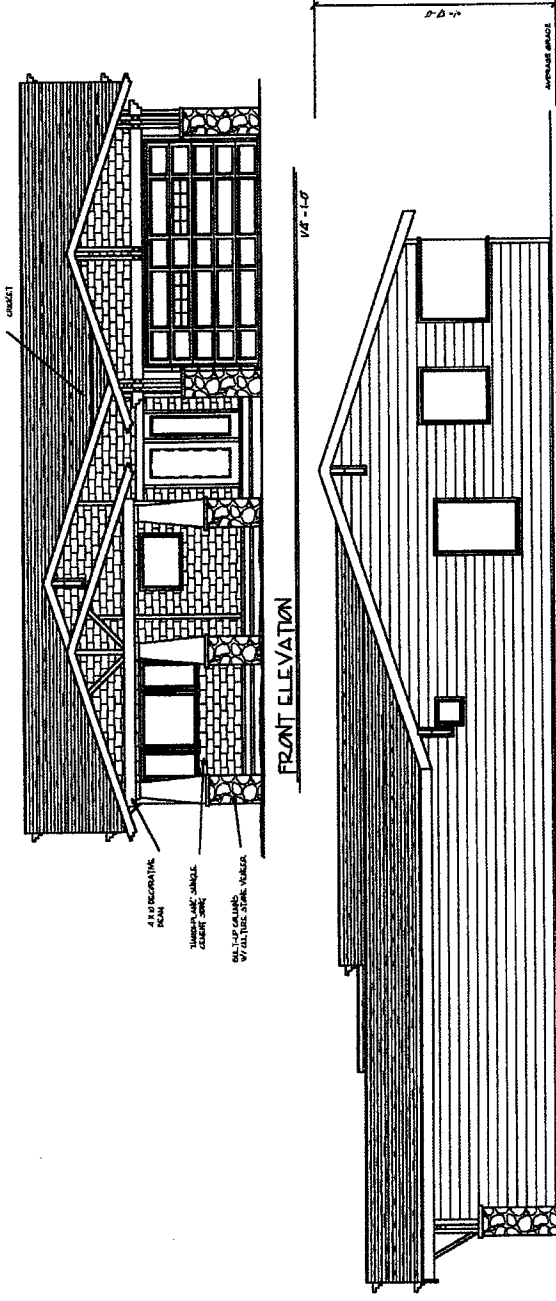
Existing Floor Plan



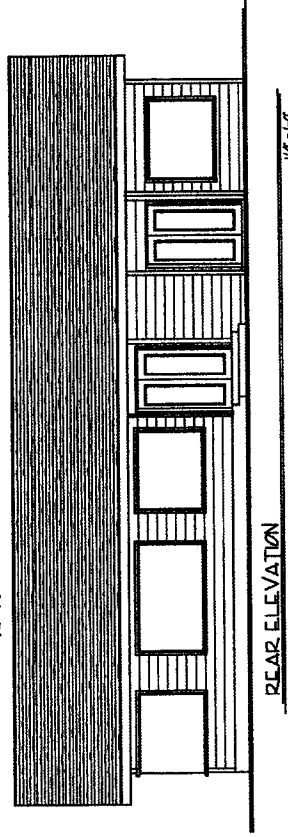
PROJECT Parcel Map  
Camell DRC2005-00213



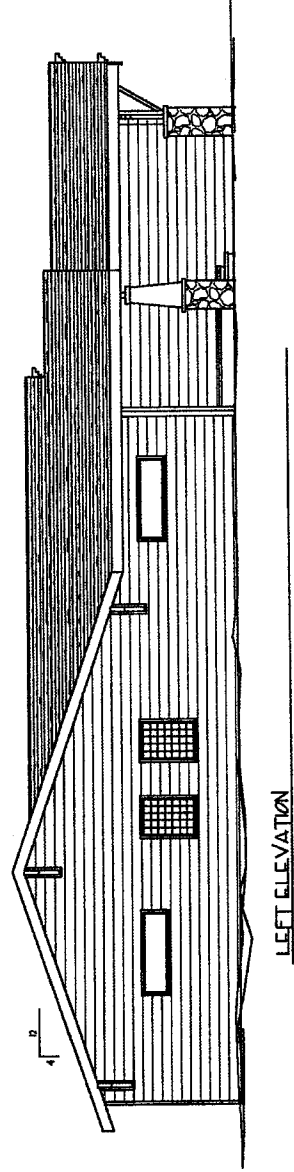
EXHIBIT Revised Floor Plan



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

PROJECT

Parcel Map  
Camell DRC2005-00213

EXHIBIT

Elevations

